

ANDERSON
COMMERCIAL
REAL ESTATE SERVICES

FOR SALE
\$699,000

PRICE REDUCED



3594 Broad Street, Suites 100AB & 102
“Broad Street Village”

Property Description:

City: San Luis Obispo, California

Suites: 2 LEASED commercial condos (100A, 100B & 102)

Size: 1359 Square Feet

Price: **\$699,000** ~~\$725,000~~

Type: Retail/Office

Zoning: CS-S

Notes: Two contiguous commercial condominiums in the Broad St Village project. The units are currently leased by Mint Salon & We Help You Legal. Suites 100A & 102 are currently occupied by Mint Salon on a month-to-month basis. Suite 100B is currently leased to We Help You Legal. This allows for an owner-user to purchase the property, occupy suites 100A & 102 (Mint Salon) and collect rental income from suite 100B. The units should appeal to a hair salon and the purchase **includes** most of the fixed furnishings currently in Mint Salon. The project is managed by an Association so there will be minimum property management required (Current Association expenses are ~\$7,624 per year). **Call for more details.**

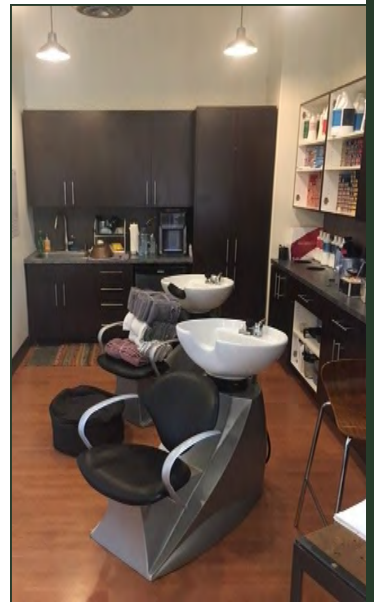
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ANDERSON COMMERCIAL

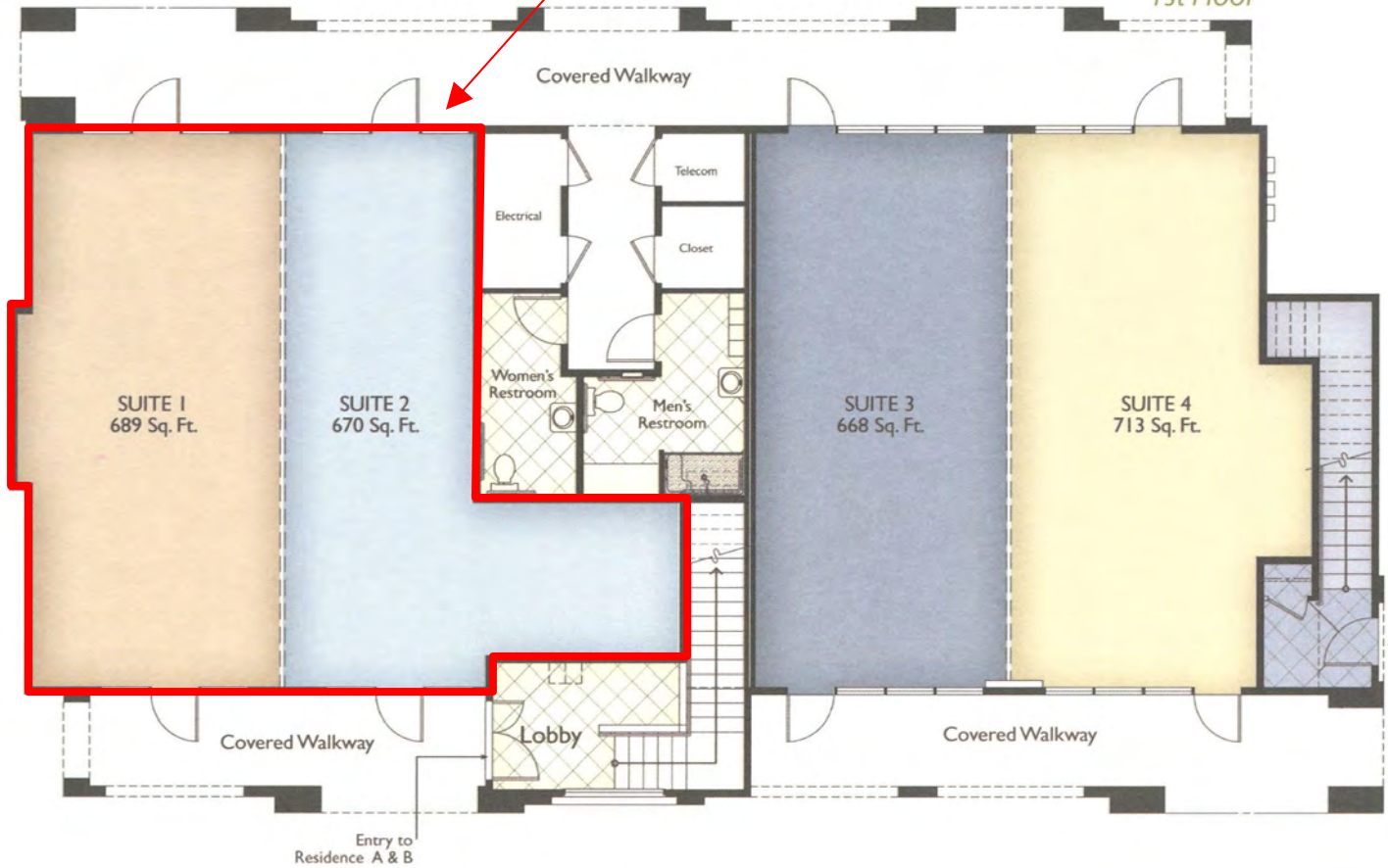
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3594 BROAD #100AB & #102



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1st Floor



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